

# Local Market Update for May 2026

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	288	321	+ 11.5%	1,125	1,222	+ 8.6%
Closed Sales	158	161	+ 1.9%	667	652	- 2.2%
Days on Market Until Sale	35	28	- 20.0%	39	38	- 2.6%
Median Sales Price*	\$597,500	\$640,000	+ 7.1%	\$575,000	\$620,000	+ 7.8%
Percent of List Price Received*	106.4%	105.8%	- 0.6%	104.6%	104.0%	- 0.6%
Inventory of Homes for Sale	368	421	+ 14.4%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	67	91	+ 35.8%	311	349	+ 12.2%
Closed Sales	46	49	+ 6.5%	202	206	+ 2.0%
Days on Market Until Sale	24	35	+ 45.8%	32	44	+ 37.5%
Median Sales Price*	\$480,000	\$420,000	- 12.5%	\$448,750	\$435,000	- 3.1%
Percent of List Price Received*	105.3%	102.1%	- 3.0%	103.2%	101.9%	- 1.3%
Inventory of Homes for Sale	98	142	+ 44.9%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	10	12	+ 20.0%	58	75	+ 29.3%
Closed Sales	8	16	+ 100.0%	41	50	+ 22.0%
Days on Market Until Sale	19	40	+ 110.5%	27	56	+ 107.4%
Median Sales Price*	\$503,000	\$527,500	+ 4.9%	\$490,888	\$450,000	- 8.3%
Percent of List Price Received*	101.7%	101.1%	- 0.6%	100.4%	100.6%	+ 0.2%
Inventory of Homes for Sale	13	30	+ 130.8%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 68.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month

